016.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,200 / 731,200
					USE VALUE:	731,200 / 731,200
					ASSESSED:	731,200 / 731,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IDE NICHOLAS
Owner 2:	SHAPIRO-IDE MARCI SUSAN
Owner 3:	
Street 1:	152 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASSINARI VINCENT F/L/ESTATE -
Owner 2:	SMITH P./TRS/152 LAKE ST TR -
Street 1:	152 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,498 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2028 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5498.000	309,200	800	421,200	731,200
Total Card	0.126	309,200	800	421,200	731,200
Total Parcel	0.126	309,200	800	421,200	731,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.55 | /Parcel: 360.5

Legal Description

User Acct 11472

GIS Ref

GIS Ref

Insp Date 04/21/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.0-0003-0004.0

!1394!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,200	800	5,498.	421,200	731,200	731,200	Year End Roll	12/18/2019
2019	101	FV	246,100	800	5,498.	447,500	694,400	694,400	Year End Roll	1/3/2019
2018	101	FV	244,600	800	5,498.	326,400	571,800	571,800	Year End Roll	12/20/2017
2017	101	FV	244,600	800	5,498.	284,300	529,700	529,700	Year End Roll	1/3/2017
2016	101	FV	244,600	800	5,498.	242,200	487,600	487,600	Year End	1/4/2016
2015	101	FV	230,500	800	5,498.	236,900	468,200	468,200	Year End Roll	12/11/2014
2014	101	FV	230,500	800	5,498.	194,800	426,100	426,100	Year End Roll	12/16/2013
2013	101	FV	213,000	800	5,498.	185,300	399,100	399,100		12/13/2012

PRINT

Date	Time
12/10/20	17:00:28

LAST REV

Date	Time
05/22/18	09:43:26

apro

1394

USER DEFINED

Prior Id # 1:	11472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSINARI VINCE	50357-595		11/16/2007		425,000	No	No		
TASSINARI VINCE	49581-247		6/6/2007	Family	1	No	No		
TASSINARI LILLI	29171-342		10/1/1998	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2017	1393	Re-Roof	10,895	C				
6/20/2017	707	Redo Bat	52,635	C				
6/22/2012	788	Redo Kit	74,192					& MUDROOM
11/21/2007	1076	Redo Bat	3,000	C		G9	GR FY09	
10/6/1997	599	Manual	2,950	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	BS	Barbara S
4/11/2018	MEAS&NOTICE	BS	Barbara S
6/12/2013	Info Fm Prmt	BR	B Rossignol
7/17/2012	Info Fm Prmt	BR	B Rossignol
2/2/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
10/26/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5498		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,155						421,200	

Total AC/HA: 0.12622 | Total SF/SM: 5498 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,155 | Spl Credit | Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22947025
Const Adj.:	0.99890995
Adj $ / SQ:	128.954
Other Features:	112212
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379906
Depreciation:	70663
Depreciated Total:	309244

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1				HB	1	

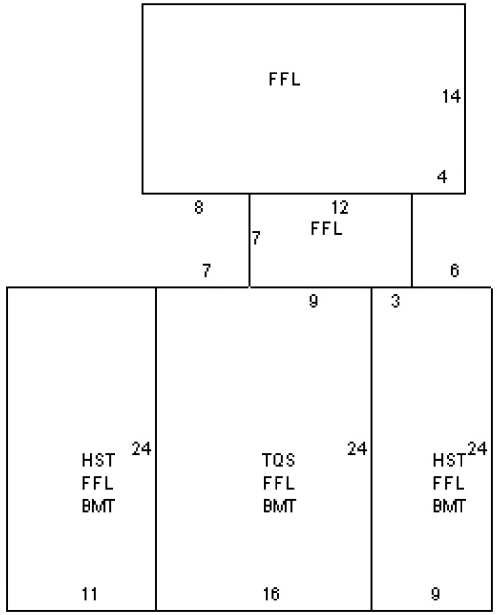
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.95
Special Features:	0	Val/Su Net:	115.55
Final Total:	309200	Val/Su SzAd	170.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	128.950	165,577
BMT	Basement	864	39.390	34,031
TQS	3/4 Story	288	128.950	37,139
HST	Half Story	240	128.950	30,949
	Net Sketched Area:	2,676	Total:	267,696
Size Ad	1812	Gross Are	3012	FinArea 2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

016.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	21X19	F	FR	1985	2.87	T	34	101			800			800
2	Frame Shed	D	Y	1	6X13	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800